

**REGULAR MEETING AGENDA
COLUMBIA BOARD OF SELECTMEN
Tuesday, March 20, 2018 – 7 pm
Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT**

CALL TO ORDER:

- 1. PLEDGE OF ALLEGIANCE:**
- 2. APPROVAL OF AGENDA:**
- 3. APPROVAL OF MINUTES:**
 - 3.1** Motion to approve the BOS Meeting Minutes of March 6, 2018.
- 4. AUDIENCE OF CITIZENS:**
- 5. OLD BUSINESS:**
- 6. NEW BUSINESS:**
 - 6.1** EDC Presentation
- 7. COLUMBIA LAKE / DAM / BEACH:** None
- 8. APPOINTMENTS / RESIGNATIONS:** None
- 9. TOWN ADMINISTRATOR REPORT:**
 - 9.1** Update on projects
 - 9.2** FiPAC Budget Summary to Date
 - 9.3** Open Space Committee – Ramm Easement Property
 - 9.4** Make Safe Protocol- Road Blockage and Utility Management
 - 9.5** Legislative Update: CRCOG, CCM & Solar Tax Exemption
 - 9.6** CIRMA Liability-Auto-Property and Workers' Compensation 2018-19 Budget Indications
- 10. CORRESPONDENCE:**
 - 10.1** Thank you letter to Jim Blair
- 11. BUDGET:**
 - 11.1** Transfers:
 - 11.2** Refunds:
- 12. APPROVE PAYMENT OF BILLS:**
- 13. BOARD MEMBER COMMENTS:**
- 14. EXECUTIVE SESSION:**

Real estate per State Statutes Section 1-200(6)(D); Pending Litigation per State Statutes Section 1-200(6)(B); Personnel per State Statues Section 1-200(6)(A)
- 15. ADJOURNMENT:**

REGULAR MEETING MINUTES - DRAFT
COLUMBIA BOARD OF SELECTMEN
Tuesday, March 6, 2018 – 7 pm
Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT

Members Present: First Selectman, Steven M. Everett; Selectman, Robert Hellstrom; Selectman Robert Brogue; Selectman, Lisa Napolitano.

Absent: Selectman, William O'Brien

Also Present: Town Administrator, Mark Walter; Finance Director, Beverly Ciurylo, Moderator, Mark Desrosiers.

CALL TO ORDER:

1. **PLEDGE OF ALLEGIANCE:** 7:03 pm
2. **APPROVAL OF AGENDA:** None
3. **APPROVAL OF MINUTES:**
 - 3.1 **Motion to approve the BOS Meeting Minutes of February 20, 2018.**
R. Bogue MOVED to approve the Regular BOS Meeting minutes of February 20, 2018. MOTION CARRIED 4:0.
4. **AUDIENCE OF CITIZENS:** Joan Hill of 23 Cards Mill Road
5. **OLD BUSINESS:**

Update from Henry Beck: Oberlander property extension. M. Walter presented an update from Henry Beck regarding a request for extension for the purchase of the Oberlander property. M. Walter asked the BOS if they would be willing to set a 90-day extension. A survey still needs to be done before the April 1, 2018 closing, which will likely not occur. The Town is asking the Sellers to provide a \$2,500 credit to help defray the costs that the Town will incur due to the delay. M. Walter stated that if the Town would need to extend through the funding period past June 30th. R. Hellstrom asked if we can we extend beyond June 30th. R. Bogue stated that according to the email from Henry Beck, on line 13 if we go beyond June, then we would need to set another Town Meeting. B. Ciurylo said that the money for the purchase in Open Space capital and recommends approving to extend the agreement.

J. Hill asked if the survey is a requirement and does it have to be completed before the extension. M. Walter stated that For the Closing to occur before April 1, 2018, the Town would have to order a survey immediately. R. Hellstrom stated that to get survey a tight deadline (2 weeks at the most) would need to be set and typically this type of job would take a month and a half to complete. S. Everett asked will a tight schedule cause the price to go up. R. Hellstrom said possibly. J. Hill asked does the town pay the survey. M. Walter said he will have to check into this.

R. Bogue MOVED to Approve a Town meeting on March 20th at 6:45 to address the extension of the Oberlander purchase/sale contract past 4/1/18 and decide on the new time limit of the contract. MOTION CARRIED 4:0.

5.1 Budget Discussion

5.2 General Code Discussion concerning updating Columbia's

Ordinances: R. Kenefick and M. Walter are working on a Grant Project with General Code to codify the Town ordinances. M. Walter would like the BOS to look at some of the issues that need to be addressed and have a more in-depth discussion. M. Walter said that once we codify the whole book, we will need a town meeting to accept.

6. NEW BUSINESS:

6.1 New job descriptions for Senior Center Director and Building & Land

Use Administrative Assistant: M. Walter presented the changes/modification to reflect the upgrade in the job descriptions. S. Everett stated that we tailored the duties as an accurate reflection of what the Sr. Center Director does. S. Everett MOVED to Approve the Sr. Services Director job description as written. MOTION CARRIED 4:0. S. Everett MOVED to Approve the Building & Land Use job description as written. MOTION CARRIED 4:0.

6.2 Dedication page for Annual Report: S. Everett asked the BOS to decide on who we would like to dedicate for the Annual Report. A decision was made to dedicate the Annual Report to Astrid for her deep knowledge and dedication to the Registrars of Voters.

7. COLUMBIA LAKE / DAM / BEACH:

7.1 Woodland Terrace Association request to repair a dock. S. Everett MOVED to Approve Woodland Terrace Associates request to repair their dock to be completed by March 15th with the conditions contained within by LMAC. MOTION CARRIED 4:0.

8. APPOINTMENTS / RESIGNATIONS: NONE

9. TOWN ADMINISTRATOR REPORT:

M. Walter distributed the Connecticut Council of Municipalities (CCM) brochure on the CT Charity Triple Crown inaugural charity event On Wednesday, April 11th. All proceeds go to the Channel 3 Kids Camp, Homes for the Brave and The Village for Families & Children

M. Walter attended a Legislative Breakfast at CCM that included a preview of CCM's non-partisan plan that analyzed other states, taxation and running the state.

L. Fearon, Superintendent of Horace Porter School, M. Walter, and S. Everett were asked to attend the Education Committee public hearing on March 8th regarding testimony on SB 364 (Act Concerning Special Education Funding).

Norwich Technical High School placed third in the regional National History competition "Conflict and Compromise" showcasing Eleazar Wheelock and Moor's Indian Charity School, and now are onto the state finals in April

M. Walter updated BOS in regards to the leaking issue on the Middle School roof. Mike Sylvester, facilities manager at the school is currently researching to the warranties. John Manville is manufacturer of the roof. There is a watertight guarantee, but no warranty on the caulking. They do not cover the flashing that is missing. We need to fix it before we put the solar panels on the roof. Greenskies are working on getting stamped drawings which will allow them to proceed with the permit stage of the project.

10. CORRESPONDENCE:

10.1 Thank you letter from Gail Rosano to George Murphy

10.2 Thank you letter to the Lester Family for \$2,000 donation to Parks and Recreation

11. BUDGET:

M. Walter presented the BOS with the Proposed Fiscal Year 2018-2019 Annual Budget documentation. He highlighted that the BOE is down 2.20%, with a cut of \$283,736 from last year's budget and BOS has an increase of 2.41% at \$92,295. M. Walter went over the key changes in Intergovernmental Revenues which included some serious revenue reductions; these included the Education Equalization Grant (ECS) has had a decrease of funding of \$406,339 and a decrease of funding of \$150,000 in the Special Education Grant. In addition, there was a decrease in funding for the Circuit Breaker Elderly Tax Relief of \$30,000; Pequot-Mohegan Grant reduction for \$14,356; and LoCIP reimbursement reduction of \$105,347, due to anticipated usage of this entitlements in 17/18 toward the salt shed project. M. Walter explained that if we took nothing from the general fund it is a 2.0 mill increase, but if there is no increase on the Town side it would be a 1.0 mill increase.

Discussion continued regarding capital and insurance. B. Ciurylo stated the capital was reduced by 6.43% and that the budget includes the new insurance rate from 14.4% to 12.5%. B. Ciurylo still needs to review. R. Bogue asked what the BOS can do tonight to address the reduction in capital. S. Everett explained that we can go through the capital budgets of each department more closely to see if there are any more cuts that can be made. B. Ciurylo added that the collection rate is at 97.5%, which we usually do collect on and the Grand list only went up a ½ percent.

B. Ciurylo stated that in the Town's Charter, FiPAC needs the budget by the end of the week; however, we can still send this forward and note that we are still reviewing the budget and that there may be changes. She asked if the BOS wants to vote on it to pass to FiPAC or hold and ask for an extension.

R. Bogue asked if we can take money from General Fund. B. Ciurylo stated that it is a FiPAC decision. M. Deroshers asked what the requirement for the minimum in the General fund is. S. Everett replied that there is none and that it is currently at 12% to 15% total town expenditure and is very healthy. This allows us to provide capital projects without bonding.

S. Everett. MOVED To vote to Approve the proposed FY 18-19 BOS budget to FiPAC as presented, including the current BOE budget at its meeting on March 5, 2018. MOTION CARRIED 4.0.

11.1 **Transfers:** R. Bogue MOVED to Approve the following transfers totaling \$7,609.00 per the summary of transfers statement.

AMOUNT/TRANSFER#	FROM A/C# DESCRIPTION	TO A/C#, DESCRIPTION
\$2,342.00 / 10-4640-010	Beach Services Salaries	10-4640-811 / Mach/Equip, \$5,000
\$400.00 / 10-4640-300	Supplies	10-4640-811 / Mach/Equip, \$5,000
\$200.00 / 10-4640-500	Professional/Tech	10-4640-811 / Mach/Equip, \$5,000
\$129.00 / 10-4640-520	Printing	10-4640-811 / Mach/Equip, \$5,000
\$600.00 / 10-4250-240	Van Fuel	10-4250-500 / Professional Technical
\$2,628.00 / 10-4112-240	Group Insurance	10-4112-030 / Workers Com Premiums
\$810.00 / 10-4440-230	Street Lighting Electricity	10-4116-230 / Chapel Electricity
\$500.00 / 10-4440-230	Street Lighting Electricity	10-4117-230 / History Place Electricity

MOTION CARRIED 4.0

M. Walter explained what some of the Transfers entailed; which included the beach chairs that we took out of Beach Services Salaries because it was originally part of Beach project. Workers compensation, premium audit was due to increase in payroll due to gate monitoring and other new positions, as workers compensation is based on payroll. There was also an increase in electricity usage at the Chapel and the History Place, which was possibly due to the very cold temps. M. Walter will discuss with the friends of the Library and the History Place.

11.2 **Refunds:** S, Everett MOVED to Approve the refunds totaling \$3,051.17

AMOUNT	FROM	TO
\$2,030.27	Town of Columbia	Marc Damato and Jamie Christensen
\$290.13	Town of Columbia	Joseph Gambolati
\$93.71	Town of Columbia	Matthew N. Shea
\$439.27	Town of Columbia	Gene Kasica
\$203.10	Town of Columbia	Gene Kasica

MOTION CARRIED 4.0.

12. **APPROVE PAYMENT OF BILLS:** R. Bogue MOVED to Approve the payment of bills in the amount of \$75,681.37 including Emergency 17/18, Regular 17/18, credit card and paychecks.

13. **BOARD MEMBER COMMENTS:** S. Everett informed the BOS that he is currently looking into other space for senior housing.

14. **EXECUTIVE SESSION:**

Real estate per State Statutes Section 1-200(6)(D); Pending Litigation per State Statutes Section 1-200(6)(B); Personnel per State Statues Section 1-200(6)(A)

15. **ADJOURNMENT:** S. Everett MOVED to Adjourn at 8:30pm and the MOTION CARRIED UNANIMOUSLY.

Respectfully submitted by Jennifer C. LaVoie

Columbia Open Space committee

March 18, 2018

Columbia Board of Selectmen

323 Route 87

Columbia, CT 06237

Dear Selectmen;

As requested, the Open Space Committee investigated the Ramm Easement property. (35.5 acres, Lot #38-004, on Wells Wood Road)

We found the property to contain a wetland with Outstanding Ecological Integrity and Outstanding Wildlife Habitat Value, as mapped out in Columbia's Natural Resource Inventory and Open Space Plan. It is in the Mint Brook-Salmon River watershed. This feature alone makes it worthy of conservation.

In addition, we found the property has interesting topography and has a high value for passive recreation. It is contiguous with other potential open space acreage, and is near to other conserved land. It has the potential to provide a safe parking area for visitors. It is not in danger of development due to the perpetual conservation easement placed on the property by the owner.

The consensus of the Open Space Committee is that, while the property is a desirable acquisition, the price mentioned by the owner is much too high, and we would not recommend pursuit of this property without a radical decrease in the asking price.

Sincerely,

Ann Dunnack

Chairman

Columbia Open Space Committee

Open Space Scoresheet

Owner: David Ramm

Total Acreage 35.23 On Market? yes no soon

Map # 38, Lot 4 Deed Volume/Page

Zone R/A

	Score X	# Acres	= Total
Protect Drinking Water			
1 Contains priority wetland	3	9.23	27.69
2 Forested area abutting priority wetland	2	26	52
Protect Recreational Waters			
3 Undeveloped Property in Lake Watershed			
4 Developed Property in Lake Watershed			
5 In Mono Pond Watershed			
6 Shoreline property on: Mono Pond, Columbia Lake, Giffords Brook, Ten Mile River, Columbia Lake Brook, Clark Brook, Hop River			
Protect Scenic Vistas			
7 Overlooks Viewshed, with public access			
8 High Place or Ridgeline, visable from distance			
9 Viewsheds, visable from distance	2	8	16
10 Views from Airline and Charter Oak Rail Trails			
Protect Agricultural Uses and Structures			
11 Land with prime farm soils			
12 Farms, crop fields, orchards, retail stands, timber forest or tree farm			
13 Farm Strucures (barn, silo, shed)			
Protect Historic & Cultural Sites			
14 Historically significant properties that are threatened			
15 Properties on State or National Registers			
16 Museums, art galleries, archaeological sites			
17 Historic industrial significance (mill, factory)			
18 Stone walls, wells, cellar holes	2	0.68	1.36
19 Bridges			
20 Significance in past events (eg Revolutionary or Civil War)			
Protect Unique/Sensitive Environmental Resource			
21 Steep Slopes	2	18.09	36.18
22 Wetlands with high rating for ecological integrity	3	9.32	27.96
23 Floodplains			
24 Mature Forest/Forest on Productive Forest Soils			
25 Land or Water within a Critical Environmental Area			
26 Land or Waters that provide habitat for a state threatened or endangered species			
27 Vernal Pools			
Protect Habitat Areas for Wildlife			

28 Contains a Priority Habitat Area	3	35.23	105.69
29 Abuts a Priority Habitat Area			
30 Includes a wetland highly rated for wildlife value	3	9.23	27.69
31 Grasslands mown every 1-3 years			
32 Floodplain			
33 Shorelines	3	4.67	14.01
Protect Wildlife Corridors			
34 Includes one of the OS Plan Corridors			
35 Lands w/in 100 feet of a perennial stream or water body	3	2.3	7
Protect Sites for Passive Recreation (hiking, biking, nature study, X-C skiing, canoeing or kayaking, fishing, hunting)			
36 Sites that provide for one or more of these activities	2	35.23	70.46
37 Sites with safe, public access	2	35.23	70.46
38 Sites with a variety of topographies and habitats	3	35.23	105.69
39 Sites that abut quality finfish habitat	2	10	20
Protect Sites Suitable for Active Recreation			
40 Meets a priority need of the Recreation Commission			
41 Level, well-drained soils, adequate parking potential			
		Overall Score	582.19
Bonus Scoring			
42 Abuts Protected Open Space	add 10% of Overall Score		
43 Abuts public land	add 5% of Overall score		
44 30 acres or more are priority lands/water	add 10% of Overall Score		X 58.22
45 Potential for High Density Development	add 10% of Overall Score		
46 High Density= 0.7 x total acres divided by 1.5			
		Final Score	640.41
Negative Factors			
47 Contains/abuts attractive nuisance/hazardous condition			
48 Cleanup issues			
49 Unresolved Boundary Issues			
50 Landlocked			
Conserved by Easement			yes
Positive Factors			
51 A-2 survey			yes
52 Recent Appraisal			
Scoring: 1= Low importance; 2= Moderate importance; 3= High importance			

Date of Site Walk: 1/21/2018 Attendees: Dunnack, Hill, Schofield, Cianci, Tabor, Ramsey
Date of Scoring: 2/15/2018 Attendees: Dunnack, Hill, Schlfeld

**Connecticut Emergency Support Function #12 – All Hazards Energy and Utilities Annex
Make Safe Protocol**

Utility Blocked Roads Form

Town:	<u>Columbia</u>	Utility Liaison:	<u>Patricia C. Bandzes</u>
Town Contact:	<u>Mark Walter</u>	Utility Liaison Phone Number:	<u>860-267-3861 Cell 860-777-5685</u>
Phone Number	<u>860-228-0110</u>	Send via email to (name):	<u>townadministrator@columbiact.org</u>
Date/Time:	<u>3/8/2018/9:48</u>	FAX Number:	<u>860-228-1952</u>

#	Address Street/Route	Nearest Cross Street	Wires Down Y/N	Broken Pole(s) Y/N	Additional Observations	Priority Ranking No. (See 2nd tab)
1	18 Szegda	Rte 87	Y	N	Primary Wire Down	1
2	98 Johnson Rd.	Intersection Gaulin Rd.	Y	N	Live primary wire Arching on Road and Tree down	1
3	65 Johnson Rd.	Chowanec Rd.	Y	N	Wires down	2
4	98 Johnson Rd.	Gaulin Rd.	N	N	Trees on wires	2
	13 Old Willimantic Rd	Rte 66	Y	N	Tree & Wires down	2
	18 Russmar Trail	Timber Trail	N	N	Secondary Wire	2
5	23 Old Willimantic Rd., Rte 66	Middletown Rd.	N	N	Tree down	3
6	161 Old Willimantic Rd.	Cards Mill Rd.	Y	N	Wires down	3
7	122 Hunt Rd.	Pine St.	N	N	Trees on wires	4
8	104 Hunt Rd.	Yeoman Circle	Y	N	Wires down	4
9	8 Hunt Rd.	Middletown Rd.	Y	N	Wires down	4
10	3 Whitney Rd.	Heritage Rd.	Y	N	Wires down	5
11	562 Route 87	Latham Hill Rd.	N	N	low hanging service wire	6
12	21 Russmar Trail	Pine St.	Y	N	Wires down	6

#	Address Street/Route	Nearest Cross Street	Wires Down Y/N	Broken Pole(s) Y/N	Additional Observations	Priority Ranking No. (See 2nd tab)
13	6 Timber Trail	Brendi Trail	Y	N	Service Wire to residence down	6
14	2 Brendi Trail	Pine St.	Y	N	Service Wire to residence down	6
15	204 Pine St.	Tobacco St.	Y	N	Cable line down	6

(16)

BASKET SHOP

West St.

N

N

Fuse Blown @ end
of BASKET SHOP

The CT Mirror (<https://ctmirror.org/2018/03/14/ccm-backs-plan-revitalize-ct-despite-risk-local-aid/>)

CCM backs plan to revitalize CT — despite risk to local aid

By: [KEITH M. PHANEUF](#) | March 14, 2018

[View as "Clean Read"](#)

After unveiling a diverse and potentially painful array of recommendations to revitalize Connecticut, the Commission on Fiscal Stability and Economic Growth challenged legislators and others to accept it en masse.



CTMIRROR.ORG FILE PHOTO

Connecticut's cities and towns took that challenge to heart.

Connecticut Conference of Municipalities Executive Director Joe DeLong

Despite a commission proposal that could jeopardize state aid in coming years, the Connecticut Conference of Municipalities endorsed [the full report](https://ctmirror.org/2018/03/01/state-tax-overhaul-key-plan-revitalize-ct/) (<https://ctmirror.org/2018/03/01/state-tax-overhaul-key-plan-revitalize-ct/>), arguing it offers more long-term benefits for the state and its communities.

Recommendations that centered on new revenue-raising options for cities and towns and collective bargaining changes are vital reforms that outweigh another commission proposal calling for a dramatic reduction in the state budget, said CCM Executive Director Joe DeLong.

"Connecticut has long been the land of steady habits, but the precarious fiscal condition that still lags the state budget demands that Connecticut change key core public policies — now," DeLong said, adding the commission report echoes many of the recommendations CCM delivered to legislators just one year ago. "We can wait no longer for substantive change that will set the state on a sustainable economic path that will benefit hard-pressed residents and businesses."

The package works when it holds together,” said one of the commission’s co-chairs, Jim Smith of Middlebury, chairman and former CEO of Webster Bank. Municipal leaders “must have been appreciative of that, even if some recommendations made them a bit uncomfortable.”



KEITH M. PHANEUF FILE PHOTO / CTMIRROR.ORG

Commission on Fiscal Stability and Economic Growth co-chairs Jim Smith, left, and Robert Patricelli.

“We very much appreciate CCM’s understanding that the package needs to be treated as a whole and not dismembered in the General Assembly,” added the other co-chair, Robert Patricelli of Simsbury, a retired health care executive.

The 14-member commission — which was established in statute last October as part of the new state budget — was given the unenviable task of navigating Connecticut

through one of its worst fiscal crises in modern history.

While Connecticut economic recovery since the last recession has lagged the nation’s, surging retirement benefit costs tied to more than 70 years of inadequate contributions are projected to place unprecedented pressure on state finances for the next 15 years or longer.

One of the many areas of state spending feeling the squeeze as retirement benefit costs expand is aid to cities and towns. With that perspective, the commission issued many recommendations which CCM asserts will help communities manage their own budgets and programs as the state struggles with its own debts.

Several recommendations involving local revenues include:

- Empowering municipal coalitions to add one-half of 1 percentage point to the sales tax rate to fund regional services and diversify local budgets that rely excessively on property taxes.
- Allowing regional coalitions of municipalities to raise supplemental taxes for capital projects by special referendum.
- Allowing communities, through regional councils of government, to charge fees on nonprofit colleges and hospitals, which currently are exempt from local property taxation.
- Permitting towns to increase fees for use of the public rights of way, storm water fees, hotels, car rentals, restaurants and other services.
- Urging the state to increase the grants it already provides to restore



<http://www.ctmirrorvent.org>

some of the funds communities lose because state property is exempt from local taxation.

The fiscal stability panel also proposed several changes to collective bargaining that earned praise from CCM, though the AFL-CIO and other labor groups called these an attack on working-class households. These include:

- Allowing communities to use non-union labor on rehabilitation projects costing less than \$1 million.
- Providing communities with a single, neutral arbitrator for labor negotiations.
- And exempting a city or town's emergency budget reserve from being used to pay for labor contract settlements.

"They realize with a more competitive environment we can find ways to take care of issues," DeLong said of the fiscal stability commission. "Sometimes we have to take the good with the bad, but the absolute worst we can do is nothing at all."

"The bad" for cities and towns may be a commission recommendation that legislators cut about \$1 billion per year from the state's nearly \$20 billion annual operating budget.

Patricelli and Smith said that recommendation is not intended to target the nearly \$3 billion Connecticut spends annually on major statutory grants to cities and towns.

The panel's hope is that lawmakers can achieve this \$1 billion reduction by privatizing more services, seeking other efficiencies, and trimming labor costs wherever possible.

"We have very good reason to believe that \$1 billion (in savings) is there," Smith said.

The recommendation "is about better management and efficiencies," Patricelli added.

The Connecticut Business and Industry Association and other business leaders have been urging lawmakers to revisit six reports prepared in 2010 and 2011 by a business coalition known as The CT Institute for the 21st Century. The coalition outlined strategies to cut state spending by hundreds of millions of dollars in total spread across several areas, including reductions in public-sector benefits. These strategies, many of which would take several years, also involved prisons, long-term health care, public-sector benefits, and use of technology to deliver public services.

Still, several legislators have questioned how a \$1 billion reduction could occur — given that nearly two-thirds of the budget involves retirement obligations, payments on bonded debt, Medicaid, and other largely fixed costs — and not affect aid to cities and towns.



<https://ctmirror.us5.list-manage.com/subscribe/post?u=c546ffdc4bbb36c1f14f9c8f1&id=571d22f8e4>

DeLong said the fear is understandable and that local leaders have concerns as well.

“I think what they weighed on the most is the idea that a rising tide lifts all ships,” he said. “There are a lot of very good components in that report.”

Comments

comments



CRCOG Weekly Legislative Report

2018 Legislative Session

March 15, 2018

Weekly Legislative Feature Issues:

Public hearings continue to dominate the calendar of the General Assembly for another week, but committee meetings are quickly becoming the focus of the committees' work with final committee deadlines beginning to pass.

Additionally, Senator Gayle Slossberg, a Democrat representing Milford, Orange, West Haven, and Woodbridge and the Chair of the Education and Housing Committees announced that she would not be seeking re-election in the upcoming general election in Fall 2018. She was first elected in 2004 and served seven terms in the General Assembly. She has been a tireless advocate for job creation, education, and housing reform in Connecticut as a state senator.

This past week has revealed new developments of particular interest to you:

CCM Backs Plan to Revitalize CT—Despite Risk to Local Aid

Following the unveiling of the Commission on Fiscal Stability and Economic Growth that challenged legislators and others to accept its diverse and potentially painful panoply of recommendations en masse, Connecticut's municipalities have pledged to rise to that challenge. Even though the Commission proposal could result in reduced or even eliminated state aid in the coming years, the Connecticut Conference of Municipalities endorsed the Commission's full report arguing it offers more long-term benefits for the state and its communities.

CCM Executive Director Joe Delong noted that among the Commission's recommendations, there were several centered on new revenue-raising options for cities and towns and collective bargaining changes that are vital reforms that offset another recommendation to dramatically reduce the state budget.

These recommendations, include:

- Empowering municipal coalitions to add one-half of 1 percentage point to the sales tax rate to fund regional services and diversify local budgets that rely excessively on property taxes.
- Allowing regional coalitions of municipalities to raise supplemental taxes for capital projects by special referendum.

- Allowing communities, through regional councils of government, to charge fees on nonprofit colleges and hospitals, which currently are exempt from local property taxation.
- Permitting towns to increase fees for use of the public rights of way, storm water fees, hotels, car rentals, restaurants and other services.
- Urging the state to increase the grants it already provides to restore some of the funds communities lose because state property is exempt from local taxation.

Additionally, the Commission proposed several changes to collective bargaining that earned CCM's endorsement.

- Allowing communities to use non-union labor on rehabilitation projects costing less than \$1 million.
- Providing communities with a single, neutral arbitrator for labor negotiations.
- And exempting a city or town's emergency budget reserve from being used to pay for labor contract settlements.

Mr. DeLong noted that the Commission adhered to the notion that a "rising tide lifts all ships," with "a lot of very good components in that report.

CT Mirror: CCM Backs Plan to Revitalize CT—Despite Risk to Local Aid 3-14-2018.

Push for Tolls Moving Full Throttle

The Transportation Committee is expected to vote on advancing proposals for electronic tolls within the next several days and advocates say that they believe there is sufficient support in both the House and the Senate to achieve final passage of these proposals.

Advocates and critics of electronic tolling agree that Connecticut's transportation infrastructure is falling apart and those that have been supporting the implementation of these measures believe that this year is the year tolls will be greenlit.

The Department of Transportation stated that imposing tolls at Connecticut's borders would violate federal law and more significantly the US Constitution's Commerce Clause. On the other hand, their legal experts believe that multiple electronic tolling checkpoints would not violate the Constitution.

Commissioner Redeker told the Transportation Committee's membership that "if Connecticut implemented tolls on our limited access highways, out of state motorists could pay over 40% of the total toll revenues generated." Meanwhile, Republicans say that the number is inflated citing independent research that shows out of state drivers paying just 25% of the total tolling revenue.

Committee co-chair, Rep. Tony Guerrera commented that “we need some type of sustainable revenue to come into the S.T.F. and tolls isn’t the cure for everything, but it’s sustainable revenue.”

WTNH: Push for Tolls Moving Full Throttle 3-14-2018

Global IT Giant Infosys to Bring 1000 jobs to Hartford

The State of Connecticut struck a deal to bring India-based IT company and outsourcing provider, Infosys, to Hartford in the next five years thanks to a \$14 million state grant. This opportunity will bring 1000 new jobs to Hartford. The integration of Infosys into Hartford will allow New England clients to be better served with improved digitized services in the insurance, health care, and manufacturing sectors. Hartford’s close proximity to renowned academic institutions enables Infosys to choose from a very skilled and highly educated hiring pool

Ravi Kumar, Infosys’ President and DCOO was brought into this deal after being impressed with how gubernatorial candidate, Ned Lamont, pitched Hartford as the next city to bring Infosys into the future. Governor Malloy and his administration has had long and hard negotiations with Infosys and regards it as his administration’s best kept secret. Mayor Bronin expresses strong support for the increase in employment from Infosys and its potential to revive the city and revamp Hartford’s economic ecosystem. Political leaders, such as Senator Fasano have an optimistic view and hopes that Infosys will inspire other companies and other opportunities to consider Connecticut and for existing companies to stay.

Infosys will fund purchases of computers and equipment from a DECD grant of \$12 million, all dependent of job milestones according to the First Five Program. In addition, the company will receive \$2 million in grants to train employees. Infosys currently has a location in Indiana and is developing sites in North Carolina and Rhode Island.

Hartford Business Journal: Global IT Giant Infosys to Bring 1000 Jobs to Hartford 3-14-2018.

Tracked Bills:

BILL STATUS LIST					
Bill Number	Priority	BA	Title & Synopsis	Sponsors	Status
<u>HB 5045</u>	3		An Act Establishing Accountability For Fair And Affordable Housing Through Zoning Regulations. To implement the	Rep. Joe Aresimowicz (30); Sen. Bob Duff (S25); Sen. Martin M. Looney (S11); Rep. Matthew Ritter (1)	Committees: PD Status: PD Public Hearing: Fri 3/16 11:15 AM @ Room 1A (3/13)

			Governor's budget recommendations.	
<u>HB 5046</u>	3		<p>An Act Concerning The Sustainability Of Transportation Projects.</p> <p>To implement the Governor's budget recommendations.</p>	<p>Rep. Joe Aresimowicz (30); Sen. Bob Duff (S25); Sen. Martin M. Looney (S11); Rep. Matthew Ritter (1)</p> <p>Committees: TRA</p> <p>Status: TRA Public Hearing: Wed 3/14 10:30 AM @ Room 1E (3/8)</p>
<u>HB 5051</u>	3		<p>An Act Concerning The Deposit Of Motor Vehicle Sales And Use Taxes Into The Special Transportation Fund.</p> <p>To accelerate the rate of deposit of motor vehicle sales and use taxes into the Special Transportation Fund and eliminate the phase-in.</p>	<p>Rep. Fred Wilms (142)</p> <p>Committees: FIN</p> <p>Status: Referred to Joint Committee on Finance, Revenue and Bonding (2/9)</p>

<p><u>HB 5069</u></p>	<p>3</p>	<p>An Act Reimbursing Certain Municipalities For The Loss Of Motor Vehicle Tax Revenue.</p> <p>To reimburse three municipalities that conducted revaluations after 2015 for lost motor vehicle tax revenue.</p>	<p>Rep. Michael D'Agostino (91); Rep. Josh Elliott (88); Rep. Robyn A. Porter (94)</p>	<p>Committees: APP</p> <p>Status: Referred to Joint Committee on Appropriations (2/14)</p>
<p><u>HB 5072</u></p>	<p>3</p>	<p>An Act Reimbursing Certain Municipalities For The Loss Of Motor Vehicle Tax Revenue.To reimburse three municipalities that conducted revaluations after 2015 for lost motor vehicle tax revenue.</p>	<p>Rep. Michelle L. Cook (65)</p>	<p>Committees: APPStatus:Referred to Joint Committee on Appropriations (2/14)</p>
<p><u>HB 5073</u></p>	<p>3</p>	<p>An Act Restoring Holdbacks To The State Budget.</p> <p>To restore budget holdbacks made by the Governor during the current fiscal year.</p>	<p>Rep. Tim Ackert (8)</p>	<p>Committees: APP</p> <p>Status: Referred to Joint Committee on Appropriations (2/14)</p>

<p><u>HB 5079</u></p>	<p>3</p>	<p>An Act Reducing The Subsidy For Ct Fastrack.</p> <p>To reduce the subsidy for CT Fastrack.</p>	<p>Rep. Robin Green (55)</p>	<p>Committees: APP</p> <p>Status: Referred to Joint Committee on Appropriations (2/14)</p>
<p><u>HB 5083</u></p>	<p>3</p>	<p>An Act Concerning The Full Funding Of Special Education.</p> <p>To require the state to pay the full cost of special education.</p>	<p>Rep. Doug Dubitsky (47)</p>	<p>Committees: ED</p> <p>Status: Referred to Joint Committee on Education (2/14)</p>
<p><u>HB 5123</u></p>	<p>3</p>	<p>An Act Restoring Education Cost-sharing Grant Funding To Towns.</p> <p>To restore education cost-sharing grant funding to those towns whose grants were reduced by the executive branch.</p>	<p>Rep. Andrew M. Fleischmann (18)</p>	<p>Committees: APP</p> <p>Status: Referred to Joint Committee on Appropriations (2/15)</p>
<p><u>HB 5143</u></p>	<p>3</p>	<p>An Act Lowering The Age Of Eligibility For Property Tax Relief For Elderly Persons. To lower the age an elderly person must be to obtain available property tax relief.</p>	<p>Aging Committee</p>	<p>Committees: AGE</p> <p>Status: AGE</p> <p>Public Hearing: Thu 3/1 10:00 AM @ Room 1B (2/23)</p>

<p><u>HB 5150</u></p>	<p>3</p>	<p>An Act Concerning The Department Of Public Health's Recommendations Regarding Revisions To The General Statutes Concerning Municipal Health Authorities And District Departments Of Health.</p> <p>To implement the recommendations of the Department of Public Health regarding revisions to the general statutes concerning municipal health authorities and district departments of health.</p>	<p>Public Health Committee</p>	<p>Committees: PH</p> <p>Status: PH Public Hearing: Mon 3/5 11:00 AM @ Room 1D (3/1)</p>
<p><u>HB 5167</u></p>	<p>3</p>	<p>An Act Increasing The Amount A Board Of Education May Deposit Into A Nonlapsing Account For Unexpended Education Funds.</p> <p>To increase the amount of unexpended funds that a board of education is allowed to deposit into a nonlapsing account at the end of the fiscal year.</p>	<p>Education Committee</p>	<p>Committees: ED</p> <p>Status: ED Public Hearing: Mon 2/26 11:00 AM @ Room 1E (2/22)</p>

<p><u>HB 5171</u></p>	<p>3</p>	<p>An Act Prohibiting The Executive Branch From Making Rescissions Or Other Reductions To The Education Cost Sharing Grant During The Fiscal Year.To prohibit the Governor from making rescissions to a town's education cost sharing grant during the fiscal year.</p>	<p>Education Committee</p>	<p>Committees: EDStatus:ED Public Hearing: Mon 2/26 11:00 AM @ Room 1E (2/22)</p>
<p><u>HB 5183</u></p>	<p>3</p>	<p>An Act Requiring A Study Of The Planning, Development And Financing Of Municipal Entertainment Districts.</p> <p>To require the Secretary of the Office of Policy and Management to conduct a study concerning the planning, development and financing of municipal entertainment districts.</p>	<p>Planning and Development Committee</p>	<p>Committees: PD</p> <p>Status: PD Public Hearing: Mon 2/26 10:00 AM @ Room 2B (2/22)</p>

<p><u>HB 5184</u></p>	<p>3</p>	<p>An Act Permitting The Amendment Of Municipal Charters For The Purpose Of Modifying Budget Adoption Dates.</p> <p>To permit the amendment of municipal charters for the purpose of modifying budget adoption dates.</p>	<p>Planning and Development Committee</p>	<p>Committees: PD</p> <p>Status: PD Public Hearing: Mon 3/5 11:15 AM @ Room 2D (3/1)</p>
<p><u>HB 5199</u></p>	<p>3</p>	<p>An Act Allowing Certain Municipalities To Create Property Tax Relief Programs For Graduates Of Certain Educational Institutions Located In Connecticut.To allow the eight municipalities with largest populations in this state to create a program providing property tax relief as an incentive for certain graduates to buy a first home in such municipalities.</p>	<p>Housing Committee</p>	<p>Committees: HSGStatus:Filed with Legislative Commissioners' Office (3/15)</p>

<p><u>HB 5229</u></p>	<p>3</p>	<p>An Act Concerning Reimbursement For The Purchase Of Dashboard Cameras With A Remote Recorder And Digital Data Storage Devices Or Services.</p> <p>To expand a grant program that reimburses a municipality for the cost of dashboard cameras purchased during the fiscal years ending June 30, 2017, and June 30, 2018, and digital data storage devices or services purchased during the fiscal year ending June 30, 2018.</p>	<p>Public Safety and Security Committee</p>	<p>Committees: PS</p> <p>Status: PS Public Hearing: Tue 2/27 11:00 AM @ Room 2B (2/23)</p>
<p><u>HB 5283</u></p>		<p>An Act Concerning Neighborhood Revitalization Zones.To require municipalities to defend and indemnify neighborhood revitalization zone planning committees and their members in certain civil actions.</p>	<p>Planning and Development Committee</p>	<p>Committees: PDStatus:PD Public Hearing: Mon 3/5 11:15 AM @ Room 2D (3/1)</p>

<p><u>HB 5285</u></p>		<p>An Act Concerning Authority For Municipalities To Extend Their Budget Adoption Processes.</p> <p>To authorize municipalities to extend their budget adoption processes for fiscal year 2018.</p>	<p>Planning and Development Committee</p>	<p>Committees: PD</p> <p>Status: PD Public Hearing: Mon 3/5 11:15 AM @ Room 2D (3/1)</p>
<p><u>HB 5286</u></p>		<p>An Act Establishing A Municipal Option To Provide Property Tax Relief To Certain Residents With Homes Damaged By Natural Disasters.</p> <p>To provide a municipal option to allow property tax relief for residents with homes damaged by natural disasters.</p>	<p>Planning and Development Committee</p>	<p>Committees: PD</p> <p>Status: PD Public Hearing: Mon 3/5 11:15 AM @ Room 2D (3/1)</p>
<p><u>HB 5317</u></p>		<p>An Act Concerning Municipal Veterans' Representatives. To change references from "veterans' service contact person" to "municipal veterans' representative" and to permit volunteers to serve as such representatives.</p>	<p>Veterans' Affairs Committee</p>	<p>Committees: VA Status: Filed with Legislative Commissioners' Office (3/15)</p>

<u>HB 5324</u>		<p>An Act Concerning Municipal Funding.</p> <p>To equitably provide state funding to municipalities.</p>	<p>Appropriations Committee</p>	<p>Committees: APP</p> <p>Status: Referred to Joint Committee on Appropriations (3/1)</p>
<u>HB 5325</u>		<p>An Act Concerning Prekindergarten To Grade Twelve Education Funding.</p> <p>To provide funding for prekindergarten to grade twelve, inclusive, education by the most cost-efficient, equitable and effective means.</p>	<p>Appropriations Committee</p>	<p>Committees: APP</p> <p>Status: APP Public Hearing: Fri 3/9 01:00 PM @ Room 2C (3/2)</p>
<u>HB 5339</u>		<p>An Act Concerning Public Schools.</p> <p>To require the Department of Education to study issues affecting public schools.</p>	<p>Education Committee</p>	<p>Committees: ED</p> <p>Status: ED Public Hearing: Thu 3/8 11:00 AM @ Room 1A (3/2)</p>

<p><u>HB 5355</u></p>		<p>An Act Establishing Standards For The Adequacy Of Dog Shelter During Extreme Weather Conditions.To establish certain requirements for what constitutes adequate shelter for a dog during adverse weather conditions.</p>	<p>Environment Committee</p>	<p>Committees: ENVStatus:Filed with Legislative Commissioners' Office (3/15)</p>
<p><u>HB 5362</u></p>		<p>An Act Concerning The Registration And Inspection Of Municipal Pounds And Shelters.</p> <p>To require municipal pounds and shelters to register with the Department of Agriculture and follow the same sanitation and animal treatment standards as other registered facilities.</p>	<p>Environment Committee</p>	<p>Committees: ENV</p> <p>Status: Filed with Legislative Commissioners' Office (3/15)</p>

<p><u>HB 5391</u></p>		<p>An Act Concerning Transportation Infrastructure.</p> <p>To require the Commissioner of Transportation to conduct studies and satisfy other requirements pursuant to the National Environmental Policy Act for the purposes of developing electronic tolling systems on the highways of this state.</p>	<p>Transportation Committee</p>	<p>Committees: TRA</p> <p>Status: TRA Public Hearing: Wed 3/14 10:30 AM @ Room 1E (3/8)</p>
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HB 5436

An Act Concerning
Certain Property Tax
Agreements
Between
Municipalities And
Prospective
Purchasers Of
Brownfields And
Abandoned
Properties And
Establishing A
Brownfield
Remediation Tax
Credit.To authorize
municipalities and
prospective
purchasers of
brownfields and
abandoned
properties to enter
into certain
agreements
concerning property
taxes and to
establish a tax credit
for costs associated
with the
remediation of a
brownfield.

Commerce
Committee

Committees:
CEStatus:CE Public
Hearing: Tue 3/20
11:30 AM @ Room
1C (3/15)

<p><u>HB 5456</u></p>		<p>An Act Concerning Local Representation On The Connecticut Siting Council And The Language Of Property Owner Notices For Certain Facility Applications.To require a municipal representative be appointed for each application before the Connecticut Siting Council concerning an electric distribution company and to require certain Siting Council proceeding notices to abutting property owners to be written in layman's terms.</p>	<p>Environment Committee</p>	<p>Committees: ENVStatus:ENV Public Hearing: Fri 3/16 11:00 AM @ Room 2B (3/9)</p>
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<p><u>HB 5482</u></p>		<p>An Act Concerning The Recommendations Of The Fair Housing Working Group.</p> <p>To implement minor and technical revisions to zoning statutes, require that municipalities demonstrate compliance with certain zoning regulation requirements, implement certain zoning requirements regarding affordable housing, and establish a transit-oriented development planning task force.</p>	<p>Planning and Development Committee</p>	<p>Committees: PD</p> <p>Status: PD Public Hearing: Fri 3/16 11:15 AM @ Room 1A (3/13)</p>
<p><u>HB 5483</u></p>		<p>An Act Authorizing A Study Of The Creation Of A Land Bank Authority. To require the Secretary of the Office of Policy and Management to conduct a study regarding the creation of a land bank authority.</p>	<p>Planning and Development Committee</p>	<p>Committees: PDStatus:PD Public Hearing: Fri 3/16 11:15 AM @ Room 1A (3/13)</p>

<p><u>HB 5486</u></p>		<p>An Act Concerning The Connecticut Municipal Redevelopment Authority.</p> <p>To establish the Connecticut Municipal Redevelopment Authority.</p>	<p>Planning and Development Committee</p>	<p>Committees: PD</p> <p>Status: PD Public Hearing: Fri 3/16 11:15 AM @ Room 1A (3/13)</p>
<p><u>HB 5488</u></p>		<p>An Act Concerning Transit-oriented Development.</p> <p>To require the Secretary of the Office of Policy and Management to conduct a study regarding a transit-oriented development plan.</p>	<p>Planning and Development Committee</p>	<p>Committees: PD</p> <p>Status: PD Public Hearing: Fri 3/16 11:15 AM @ Room 1A (3/13)</p>
<p><u>HB 5493</u></p>		<p>An Act Concerning A Study Of Residential Property Assessed Clean Energy.To require the Banking Commissioner to submit a report concerning the feasibility of establishing a residential property assessed clean energy program in this state.</p>	<p>Banking Committee</p>	<p>Committees: BAStatus:BA Public Hearing: Thu 3/15 02:30 PM @ Room 1E (3/13)</p>

<p><u>HB 5508</u></p>		<p>An Act Regulating The Erection Of Fences And The Planting Of Hedges And Trees That Obstruct Water Views.</p> <p>To allow municipalities to adopt ordinances regulating fences, hedges and trees that obstruct water views.</p>	<p>Planning and Development Committee</p>	<p>Committees: PD</p> <p>Status: PD Public Hearing: Fri 3/16 11:15 AM @ Room 1A (3/12)</p>
<p><u>HB 5509</u></p>		<p>An Act Concerning Water Pollution Control Authorities.</p> <p>To protect consumers from unfair and abusive water pollution control authority proceedings and charges.</p>	<p>Planning and Development Committee</p>	<p>Committees: PD</p> <p>Status: PD Public Hearing: Fri 3/16 11:15 AM @ Room 1A (3/12)</p>
<p><u>HB 5510</u></p>		<p>An Act Concerning The Zoning Of Group Homes.To limit the ability of municipalities to prohibit group homes that house disabled persons and individuals recovering from substance abuse.</p>	<p>Planning and Development Committee</p>	<p>Committees: PDStatus:PD Public Hearing: Fri 3/16 11:15 AM @ Room 1A (3/12)</p>

<p><u>HB 5511</u></p>		<p>An Act Concerning The Taxation Of A Tenant's Motor Vehicle Located On A Landlord's Property.</p> <p>To prohibit municipalities from collecting motor vehicle taxes from a landlord simply because a tenant's vehicle is parked on the landlord's property.</p>	<p>Planning and Development Committee</p>	<p>Committees: PD</p> <p>Status: PD Public Hearing: Fri 3/16 11:15 AM @ Room 1A (3/12)</p>
<p><u>HB 5517</u></p>		<p>An Act Concerning Executive Branch Data Management And Processes.To increase access to data by executive branch agencies by codifying the provisions of Executive Order 39, to create a Connecticut Board of Data Analysis Technology Advisory Board, to require the Office of Policy and Management to establish and oversee a state-wide process improvement initiative, to require towns to transmit certain property assess</p>	<p>Government Administration and Elections Committee</p>	<p>Committees: GAEStatus:GAE Public Hearing: Mon 3/19 10:00 AM @ Room 2A (3/15)</p>

<p><u>HB 5535</u></p>		<p>An Act Concerning A Tax Credit For Certain Motor Vehicles.</p> <p>To authorize municipalities to allow a property tax credit for electric vehicles, hybrid electric vehicles and motor vehicles that run on biomass fuel.</p>	<p>Planning and Development Committee</p>	<p>Committees: PD</p> <p>Status: PD Public Hearing: Mon 3/19 11:15 AM @ Room 2B (3/15)</p>
<p><u>HB 5536</u></p>		<p>An Act Concerning Contractors With Objective Records Of Prior Poor Performance. To authorize municipal planning, zoning and planning and zoning commissions to require contractors with objective records of prior poor performance to post bonds in amounts and durations specified by such commissions.</p>	<p>Planning and Development Committee</p>	<p>Committees: PD Status: PD Public Hearing: Mon 3/19 11:15 AM @ Room 2B (3/15)</p>
<p><u>SB 6</u></p>	<p>3</p>	<p>An Act Implementing The Governor's Budget Recommendations For General Government,</p> <p>To implement the</p>	<p>Rep. Joe Aresimowicz (30); Sen. Bob Duff (S25); Sen. Martin M. Looney (S11); Rep. Matthew Ritter (1)</p>	<p>Committees: APP</p> <p>Status: Referred to Joint Committee on Appropriations (2/8)</p>

			Governor's budget recommendations.		
<u>SB 8</u>	3		<p>An Act Implementing The Governor's Budget Recommendations Concerning Education.</p> <p>To implement the Governor's budget recommendations.</p>	<p>Rep. Joe Aresimowicz (30); Sen. Bob Duff (S25); Sen. Martin M. Looney (S11); Rep. Matthew Ritter (1)</p>	<p>Committees: ED</p> <p>Status: ED Public Hearing: Mon 2/26 11:00 AM @ Room 1E (2/22)</p>
<u>SB 25</u>	3		<p>An Act Concerning The Reimagining, Reinvesting And Linking Of Technical Education And Career Schools. To overhaul Connecticut's workforce pipeline and to provide training to students that will prepare them with the work skills needed to meet the state's growing workforce needs.</p>	<p>Sen. Douglas McCrory (S2)</p>	<p>Committees: ED Status: Referred to Joint Committee on Education (2/14)</p>

<p><u>SB 161</u></p>	<p>3</p>	<p>An Act Exempting Certain Building Materials From The Sales And Use Taxes.</p> <p>To exempt from the sales and use taxes building materials that are used in connection with repairs of crumbling foundations of residential buildings.</p>	<p>Sen. Anthony Guglielmo (S35)</p>	<p>Committees: FIN</p> <p>Status: Referred to Joint Committee on Finance, Revenue and Bonding (2/16)</p>
<p><u>SB 181</u></p>	<p>3</p>	<p>An Act Establishing A Pilot Program For The Preservation Of Open Space.To require the Secretary of the Office of Policy and Management to establish a pilot program to permit certain municipalities to impose a buyer's fee on the conveyance of certain real property sales to generate funds for the purchase, preservation or stewardship of open space.</p>	<p>Planning and Development Committee</p>	<p>Committees: PD</p> <p>Status:PD Public Hearing: Mon 2/26 10:00 AM @ Room 2B (2/22)</p>

<p><u>SB 182</u></p>	<p>3</p>	<p>An Act Concerning Municipal Tax Appeals And Contingency Agreements.</p> <p>To require persons representing property owners or lessors in certain appeals concerning real property assessments to be either attorneys or certified or provisionally licensed real estate appraisers and to prohibit certified or provisionally licensed real estate appraisers from entering into contingency fee agreements in such appeals.</p>	<p>Planning and Development Committee</p>	<p>Committees: PD</p> <p>Status: PD Public Hearing: Mon 2/26 10:00 AM @ Room 2B (2/22)</p>
<p><u>SB 184</u></p>	<p>3</p>	<p>An Act Concerning Authorization Of State Grant Commitments For School Building Projects.To authorize state grant commitments for school building projects.</p>	<p>Education Committee</p>	<p>Committees: EDStatus:ED Public Hearing: Mon 2/26 11:00 AM @ Room 1E (2/22)</p>

<p><u>SB 199</u></p>	<p>3</p>	<p>An Act Concerning Special Education Funding.</p> <p>To alter the manner in which special education is funded in this state.</p>	<p>Insurance and Real Estate Committee</p>	<p>Committees: INS</p> <p>Status: INS Public Hearing: Tue 2/27 12:00 PM @ Room 2D (2/23)</p>
<p><u>SB 263</u></p>		<p>An Act Eliminating Certain Unclaimed And Seldom Claimed Tax Credits.</p> <p>To eliminate the enterprise zone tax credit for qualifying corporations, the service facility tax credit and the manufacturing facility tax credit for facilities located in an enterprise zone.</p>	<p>Commerce Committee</p>	<p>Committees: CE</p> <p>Status: CE Public Hearing: Thu 3/8 11:00 AM @ Room 1C (3/2)</p>
<p><u>SB 264</u></p>		<p>An Act Eliminating The Regional Tourism Districts.</p> <p>To eliminate tourism districts in an effort to concentrate on state-wide tourism funding.</p>	<p>Commerce Committee</p>	<p>Committees: CE</p> <p>Status: CE Public Hearing: Thu 3/8 11:00 AM @ Room 1C (3/2)</p>

<p><u>SB 272</u></p>		<p>An Act Concerning Municipal Construction Projects.To require municipalities to hold public hearings on proposed construction projects with a value of more than twenty-five million dollars.</p>	<p>Planning and Development Committee</p>	<p>Committees: PDStatus:PD Public Hearing: Mon 3/5 11:15 AM @ Room 2D (3/1)</p>
<p><u>SB 274</u></p>		<p>An Act Concerning The Assessment Of Municipal Taxes On Certain Residential Dwellings.</p> <p>To require that land on which a one, two, three or four-family residential dwelling is planned for construction, is under construction or has been constructed is assessed exclusive of the value of such dwelling until a certificate of occupancy is issued for such dwelling, the dwelling is used for its intended purpose or title to such dwelling is co</p>	<p>Planning and Development Committee</p>	<p>Committees: PD</p> <p>Status: PD Public Hearing: Mon 3/5 11:15 AM @ Room 2D (3/1)</p>

<p><u>SB 292</u></p>		<p>An Act Concerning Public-private Partnerships.To amend the current public-private partnership statutes and enhance the Department of Transportation's ability to utilize these agreements in designing, developing, financing, constructing, operating or maintaining projects.</p>	<p>Transportation Committee</p>	<p>Committees: TRAStatus:TRA Public Hearing: Mon 3/5 10:30 AM @ Room 1E (3/1)</p>
<p><u>SB 334</u></p>		<p>An Act Concerning Municipal And State Competitive Procurement Of Electricity, Natural Gas, Renewable Energy, Telecommunications Service And Other Energy-related Products By Nonprofit Energy Buying Consortia.</p> <p>To permit certain municipalities, the state, and state entities to purchase electricity, natural gas, renewable energy, telecommunications services and other energy-related products using</p>	<p>Energy and Technology Committee</p>	<p>Committees: ET</p> <p>Status: ET Public Hearing: Tue 3/6 01:00 PM @ Room 2E (3/2)</p>

			nonprofit energy buying consortia.	
<u>SB 339</u>			An Act Extending The Prohibition On Municipal Ordinances Concerning Invasive Plants.To extend the prohibition on municipal ordinances concerning invasive plants.	Environment Committee Committees: ENVStatus:ENV Public Hearing: Fri 3/16 11:00 AM @ Room 2B (3/9)

<p><u>SB 343</u></p>		<p>An Act Concerning The Effects Of Climate Change On The Safety Plans Of Certain Chemical Facilities In The State And Residents Of Distressed Municipalities.</p> <p>To require the updating of safety plans for certain chemical facilities in the state that are at risk of flooding and other severe weather events as reflected in updated sea level rise projections and to establish a Climate Justice Working Group within the Governor's Council on Climate Change.</p>	<p>Environment Committee</p>	<p>Committees: ENV</p> <p>Status: ENV Public Hearing: Wed 3/14 01:00 PM @ Room 2B (3/9)</p>
<p><u>SB 349</u></p>		<p>An Act Concerning Regional Animal Shelters.</p> <p>To provide funding for part of the cost of operating regional animal shelters.</p>	<p>Environment Committee</p>	<p>Committees: ENV</p> <p>Status: Filed with Legislative Commissioners' Office (3/15)</p>

<p><u>SB 356</u></p>		<p>An Act Concerning Licensing Requirements For Operators Of Certain Short-term Rental Properties.To require each municipality to adopt an ordinance or regulation concerning operators of certain short-term rental properties, and to require such operators to obtain a license.</p>	<p>Housing Committee</p>	<p>Committees: HSGStatus:Filed with Legislative Commissioners' Office (3/15)</p>
<p><u>SB 364</u></p>		<p>An Act Concerning Special Education Funding.</p> <p>To lower the excess cost threshold from four and one-half times to two times the average per pupil educational costs of a board of education.</p>	<p>Education Committee</p>	<p>Committees: ED</p> <p>Status: ED Public Hearing: Thu 3/8 11:00 AM @ Room 1A (3/2)</p>
<p><u>SB 365</u></p>		<p>An Act Concerning Early Childhood Education Funding.</p> <p>To provide funding for early childhood education by the most cost-efficient, equitable and effective means.</p>	<p>Appropriations Committee</p>	<p>Committees: APP</p> <p>Status: APP Public Hearing: Fri 3/9 01:00 PM @ Room 2C (3/2)</p>

<p><u>SB 368</u></p>		<p>An Act Concerning Transportation Funding.To provide funding for public transportation and transportation projects by the most cost-effective, equitable and efficient means.</p>	<p>Appropriations Committee</p>	<p>Committees: APPStatus:Referred to Joint Committee on Appropriations (3/1)</p>
<p><u>SB 386</u></p>		<p>An Act Concerning Legislative Approval Before The Department Of Transportation Increases Railroad Fare Or Decreases Services.</p> <p>To require legislative approval before the Department of Transportation may increase railroad fare or decrease services.</p>	<p>Transportation Committee</p>	<p>Committees: TRA</p> <p>Status: TRA Public Hearing: Wed 3/14 10:30 AM @ Room 1E (3/8)</p>
<p><u>SB 389</u></p>		<p>An Act Establishing The Connecticut Transportation Authority.</p> <p>To establish the Connecticut Transportation Authority to develop and implement</p>	<p>Transportation Committee</p>	<p>Committees: TRA</p> <p>Status: TRA Public Hearing: Wed 3/14 10:30 AM @ Room 1E (3/8)</p>

		electronic tolling systems.		
<u>SB 418</u>		An Act Requiring A Two-thirds Vote Of The General Assembly To Create Or Enlarge Municipal Mandates.To require a two-thirds vote of each house of the General Assembly to enact legislation that creates or enlarges a state mandate to local governments.	Planning and Development Committee	Committees: PDStatus:PD Public Hearing: Fri 3/16 11:15 AM @ Room 1A (3/12)
<u>SB 421</u>		An Act Concerning Municipal Budget Reserves For The Biennium Ending June 30, 2019. To revise municipal budget reserve language that was passed as part of the state budget for the biennium ending June 30, 2019.	Planning and Development Committee	Committees: PD Status: PD Public Hearing: Fri 3/16 11:15 AM @ Room 1A (3/12)

<p><u>SB 423</u></p>		<p>An Act Eliminating The Municipal Spending Cap.</p> <p>To eliminate the municipal spending cap.</p>	<p>Planning and Development Committee</p>	<p>Committees: PD</p> <p>Status: PD Public Hearing: Fri 3/16 11:15 AM @ Room 1A (3/12)</p>
<p><u>SB 445</u></p>		<p>An Act Concerning An Analysis Of The Recommendations Of The Commission On Fiscal Stability And Economic Growth.To require the Commissioner of Economic and Community Development to conduct an analysis of the recommendations made by the Commission on Fiscal Stability and Economic Growth.</p>	<p>Commerce Committee</p>	<p>Committees: CEStatus:CE Public Hearing: Tue 3/20 11:30 AM @ Room 1C (3/15)</p>
<p><u>SB 450</u></p>		<p>An Act Concerning Municipal Volunteer Services.</p> <p>To prohibit municipalities from entering into collective bargaining agreements that limit the ability of municipalities to permit volunteer services for the</p>	<p>Planning and Development Committee</p>	<p>Committees: PD</p> <p>Status: PD Public Hearing: Fri 3/16 11:15 AM @ Room 1A (3/12)</p>

			benefit of municipalities.	
<u>SB 451</u>		<p>An Act Concerning The Minimum Budget Requirement.</p> <p>To allow a board of education to reduce its budgeted appropriation for education in an amount equal to any reductions in its education cost sharing grant during the fiscal year ending June 30, 2018.</p>	Education Committee	<p>Committees: ED</p> <p>Status: Referred to Joint Committee on Education (3/7)</p>
<u>SB 482</u>		<p>An Act Concerning The Subdivision Of Land And Open Space.To limit the amount of land that shall be dedicated to open space to not more than twenty per cent of a proposed subdivision.</p>	Planning and Development Committee	<p>Committees: PD</p> <p>Status:PD Public Hearing: Fri 3/16 11:15 AM @ Room 1A (3/12)</p>

<p><u>SB 490</u></p>		<p>An Act Concerning Shared Municipal Services And Local Governments.</p> <p>To make certain changes to the composition and duties of the Connecticut Advisory Commission on Intergovernmental Relations; specify that the chief executive officer of a municipality shall provide for the manner in which zoning regulations are enforced; specify that a committee established pursuant to a cooperative arrangement agreed to by two or</p>	<p>Planning and Development Committee</p>	<p>Committees: PD</p> <p>Status: PD Public Hearing: Mon 3/19 11:15 AM @ Room 2B (3/15)</p>
<p><u>SB 491</u></p>		<p>An Act Concerning Municipal Resource Recovery Authorities.</p> <p>To subject real and personal property owned by municipal resource recovery authorities to municipal taxation.</p>	<p>Planning and Development Committee</p>	<p>Committees: PD</p> <p>Status: PD Public Hearing: Mon 3/19 11:15 AM @ Room 2B (3/15)</p>

<p><u>SB 492</u></p>		<p>An Act Concerning The Zoning Of Solar Farms.To require solar farms to comply with local planning and zoning requirements.</p>	<p>Planning and Development Committee</p>	<p>Committees: PDStatus:PD Public Hearing: Mon 3/19 11:15 AM @ Room 2B (3/15)</p>
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Dear Members of the Planning & Development Committee:

The Towns of Columbia and Eastford support and find it absolutely necessary that there be an amendment to Connecticut General Statute 12-81 section (57). Therefore we oppose SB 420 as it is currently drafted. The amendment necessary would need to address the fact that current technology for solar panels that are installed on residential properties do ***not generate electricity that is limited to private residential use***. Therefore solar panels do not qualify for exemption from taxation under the current language of the statute. We believe that the intent of the original legislation was to provide an exemption for solar panels where by the electricity generated at a residential property is completely utilized at that location.

However, that is not how the current technology works, as was explained to us by representatives of the solar companies. Any energy that is generated in excess of the immediate need for electricity at each site goes into the grid. This happens most frequently during the day when no one is home and the need for electricity by the home is lower. When the electricity goes into the grid, it can be used for any purpose, and is therefore not limited to private residential use.

We have been informed that currently there is no cost effective system to store the excess electricity that is generated at the residential property. Property owners receive a credit for the excess electricity that has been generated using a net metering system. Property owners can use this credit to purchase power from the grid at those times when the electricity generated by the solar panels at the property is not enough to meet the need for the power at the property. The property owner also can receive a cash payment when the credit exceeds the electricity that is used at the property at the end of the billing period. In order for the lease companies to comply with the statute and receive the exemption the residential homeowners excess generated energy would have to be stored on the grid separately and only used for residential use and the amount the homeowners' receive for the credit equaled the amount they paid for the energy necessary to power their homes when they need it from the grid.

We propose that an amendment is necessary to clarify the exemption application issue. The proposed fix discussed during the court pre-trials was to tax the solar panels on a proportionate basis using the amount of any payment or credit the property owner receives for excess electricity as it relates to the total electricity generated by the equipment. The other option proposed by some towns was to tax them based on their income stream.

The Towns of Columbia and Eastford respectfully urge you to make the necessary amendments to SB 420 to clarify the tax exemption status of leased solar panels so that assessors can legally either apply the exemption or tax leased solar panels based on either the "difference" of the value of the energy generated or on the income stream.

Respectfully,

Mary Lavalley, CCMA II
Assessor
323 RT 87
Columbia, CT 06237
(860) 228-9555
mlavalley@columbiact.org

March 15, 2018

Re: Support of SB420 – with amendments

Dear Members of the Planning & Development Committee:

I am in support of the recommended changes to CGS 12-57 (a-f); however I believe there are other grey areas which need to be addressed and clarified.

As the Assessor for the Town of Wethersfield I support a review and changes of the statute which would lead to clarification. I feel that there are issues with the statute and how it applies in situations of Class 1 Renewable Energy where Solar Panels are not part of the real property. The Solar panels in question are not owned by the owner of the real estate and are business personal property. These panels are leased or subject to a power purchase agreement between the real estate owner and the owner of the solar panels doing business as entities such as Sunnova, Sunrun, Tesla (formerly Solar City) and Vivint (with various LLC's under each). These are businesses and the solar panels are declared to us each year as business personal property.

Leased equipment is subject to business personal property tax. Even property that is affixed to real estate, and owned by a third party, is assessed as business personal property; as it is the ownership of the equipment that identifies whether it is real estate or personal property.

There is also the issue of where the power goes and how much is generated and consumed on site. I understand that these systems are designed with a net metering billing system; but the reality is-most power leaves the site and returns at a later time/date.

Ownership of these solar panels also allows for a constant income stream for 25 years; in addition to that there is the 30% federal tax credit, claiming of the 5 year depreciation expense and sale of renewable energy credits. The 25 year income stream for these panels, just as any other income producing asset, has value. The valuation of income producing property is the present value of future benefits. As with any income valuation any reduction in tax leads to more income in the pockets of the owners/investors. In this situation a tax exemption given to a business increases their profits; and has little to no benefit to the owner of the real estate.

Several people have discussed the "intent" of the law at the time of its inception and have come up with various opinions. However I feel that if we are discussing and researching... what we thought someone meant when making a law –we are deviating from what the law actually says. My interpretation of the law as written is that it does not allow us to exempt panels that are not part of the real estate.

Faura Eller. Wethersfield Assessor



Legislative Testimony of the Connecticut Green Bank
Planning and Development Committee
March 16, 2018

Regarding Senate Bill 420
AN ACT REPEALING THE COMMERCIAL SOLAR TAX EXEMPTION

As the nation's first green bank, the Connecticut Green Bank ("Green Bank") leverages the limited public resources it receives to attract multiples of private investment to scale up clean energy deployment. Since its inception, the Green Bank has mobilized nearly \$1.2 billion of investment into Connecticut's clean energy economy, supported the creation of over 14,000 direct, indirect and induced jobs, reduced the energy burden on over 26,000 families and businesses, deployed over 250 MW of clean energy, helped reduce over 4.0 million metric tons of CO2 emissions over the life of the projects, and generated over \$50 million in tax revenues to the State of Connecticut. For its innovation and performance, the Green Bank won the "Innovations in American Government Awards" by Harvard University's Kennedy School's Ash Center in 2017. The Green Bank supports the policy vision of cleaner, cheaper and more reliable energy sources for Connecticut – while creating jobs and supporting local economic development.

The Connecticut Green Bank (Green Bank) opposes Senate Bill 420 and proposes alternative language.

Connecticut has been supportive of clean energy policies to date. Solar photovoltaic ("solar PV") systems that primarily utilize the electricity produced onsite to lower a residential or commercial property owner's energy bill have tax exemptions in place for both local property tax and state sales tax, as do many other states. In return, the solar industry creates jobs, reduces carbon dioxide emissions from central station power plants, and generates individual and corporate income taxes to the State. Most of the leading states in solar PV deployment exempt commercial owners from the incremental value of solar PV equipment (see Table 1).

Table 1. State rankings for solar PV deployment, with commercial property tax data.¹

Total		<u>Property Tax Exemption</u>	<u>Average Property Tax Mill Rate</u>
State	Ranking		
CA	1	Yes	0.81%

¹ State rankings based on Solar Energy and Industry Association (SEIA). Property tax exemption policy based on DSIRE and (for CT) OPM website (<http://www.ct.gov/opm/cwp/view.asp?a=2987&q=385976>).

Total		Property Tax Exemption	Average Property Tax Mill
NV	2	<u>Yes</u>	0.86%
TX	3	<u>Yes</u>	1.90%
NC	4	<u>Yes</u>	0.85%
FL	5	<u>Yes</u>	1.06%
MA	6	<u>Yes</u> (For 20 years)	1.21%
NY	7	<u>No</u> (Local Can Exempt)	1.64%
AZ	8	<u>Yes</u>	0.80%
SC	9	No	0.57%
MS	10	No	0.80%
CT	15	Yes	3.04%

A business' use of electricity produced by their solar PV system is for self-consumption. Under the current compensation regime of net metering, power generated in excess of a property's typical electric demand is compensated at a lower rate that doesn't help improve the marginal economics of a project (e.g., for what it costs to add extra system capacity to the project). This same principle applies in the residential sector, where the incentive offered by the Green Bank is sized to less than or equal to 100% of a household's annual electricity usage.

Per existing law, Connecticut General Statute Section 12-81, commercial solar PV systems that export energy for offsite use is not generally exempt from property tax.² The Green Bank agrees with this policy. Land use intensive, grid-scale systems are worthy and cost-efficient projects that help "green" the power grid. These systems often have generating capacities in megawatts or tens of megawatts (MW), and they are *not* built with the aim of offsetting electricity demand at the site of the project.

² Except for the export of energy pursuant to virtual net metering. See Connecticut General Statute 12-81(57) (D)(iii)(III).

By contrast, SB 420 aims to treat solar differently than other Class I renewable energy sources. SB 420 will revoke the remaining property tax exemptions for commercial solar PV systems by including those that property owners install solely for their own use. Small, non-merchant solar PV projects are fundamentally different from the energy-exporting grid-scale solar PV projects that do currently pay property tax. For both commercial and residential systems, the Green Bank believes that these should remain exempt from property taxes.

State policy aims are to expand renewable energy in Connecticut, and this proposal would increase the cost of commercial solar PV, disincentivizing it and making it less viable for commercial customers seeking to reduce the burden of energy costs. Solar PV projects are most frequently developed under lease or "power purchase agreement" (PPA) models, whereby the actual owner of the system is the 3rd party solar company. Currently, costs associated with leases or PPAs are passed on to the property owner. Thus it should be expected that solar companies would price their commercial projects higher in response to this proposal as this change would add 5.6 cents to the cost of each kilowatt hour of electricity supplied by a typical 50 kilowatt system in its initial years of service. Such an increase would make it impossible for PPAs to be offered in the state (see Table 2 attached).

Local businesses and manufacturers remain competitive by taking control of their energy profile – reining in their usage and costs, and diversifying their resources. SB 420 would harm the cost calculus employers face when considering solar PV, and would significantly damage the speed at which such systems pay their own costs back through the energy savings they create or potentially eliminate savings altogether. Adding the incremental assessed solar PV system value to a property's taxable base will result in higher taxes and thus higher recurring costs for the owner. This would be a natural disincentive to install solar PV as it would increase the time needed to achieve economic payback or render the breakeven point impossible to achieve for systems owned by 3rd party solar companies.

We fully recognize the fiscal constraints municipalities face. However, the solution is not to make it harder for local manufacturers to install solar PV. By improving their buildings, commercial properties are creating operational efficiencies and becoming more durable fixtures in our communities.

Also, the Green Bank expects that the early 2018 imposition of federal trade tariffs on solar PV module imports will weigh most heavily on *commercial* solar PV projects, negatively impacting their economics and the average payback on upfront system costs. This is because the commercial market with larger system sizes and installation efficiencies tends to see narrower profit margins on a per panel basis than residential projects.

Rather than pursue SB420, the Green Bank recommends the committee instead substitute a new bill draft to clarify the existing residential property tax exemption on solar PV.

As stated earlier, solar PV for the residential sector (1-4 family homes) is exempt from property taxes. The Green Bank has begun seeing several municipalities rejecting this exemption. These rejections are unexplainedly only on residential third party owned (TPO) solar PV systems, e.g., systems on a roof as part of a lease or PPA as opposed to systems owned outright by the homeowner.

The Green Bank believes the legislative intent of the tax exemption is clear, however a small but growing group of assessors are challenging it. They are making an argument that net

metered systems are not for "residential use" - as would be required by statute for the exemption - because the systems can supply a small portion of their power back to the grid. In net metering, solar is deemed to be consumed onsite and extinguished as a credit on the customer's electricity bill; it acts as an offset of the property's energy use. The physical reality is that virtually all solar PV systems supply electricity back to the grid since the electrons produced from solar modules are immediately comingled with the interconnected utility distribution system. Importantly, this same regime was in place at the time the original exemption was enacted. Moreover, in challenging the statutory exemption only for third party owned systems, these municipalities are likely making less of a legal calculation and more of a political one. The Green Bank believes that this statute should be revised to better convey the intent of the exemption to include all residential solar PV systems; this would alleviate the intensifying resource drain that these court proceedings represent.

**Table 2. Value of Property Tax Exemption at the CT Average Mill Rate
(cents per kilowatt-hour)**

Yr End	Orig Cost	Dep	Dep Val	Assmt	average mill rate	Tax \$	gross power (kwh)	degredation factor	net power (kwh)	Property tax cost per kwh
2018	162,500	97%	157,625	110,338	30.4	3,354.26	56,940	100	56,940	\$ 0.059
2019	162,500	94%	152,750	106,925	30.4	3,250.52	56,940	99.5	56,655	\$ 0.057
2020	162,500	91%	147,875	103,513	30.4	3,146.78	56,940	99	56,371	\$ 0.056
2021	162,500	88%	143,000	100,100	30.4	3,043.04	56,940	98.5	56,086	\$ 0.054
2022	162,500	85%	138,125	96,688	30.4	2,939.30	56,940	98	55,801	\$ 0.053
2023	162,500	82%	133,250	93,275	30.4	2,835.56	56,940	97.5	55,517	\$ 0.051
2024	162,500	79%	128,375	89,863	30.4	2,731.82	56,940	97	55,232	\$ 0.049
2025	162,500	76%	123,500	86,450	30.4	2,628.08	56,940	96.5	54,947	\$ 0.048
2026	162,500	73%	118,625	83,038	30.4	2,524.34	56,940	96	54,662	\$ 0.046
2027	162,500	70%	113,750	79,625	30.4	2,420.60	56,940	95.5	54,378	\$ 0.045
2028	162,500	67%	108,875	76,213	30.4	2,316.86	56,940	95	54,093	\$ 0.043
2029	162,500	64%	104,000	72,800	30.4	2,213.12	56,940	94.5	53,808	\$ 0.041
2030	162,500	60%	97,500	68,250	30.4	2,074.80	56,940	94	53,524	\$ 0.039
2031	162,500	57%	92,625	64,838	30.4	1,971.06	56,940	93.5	53,239	\$ 0.037
2032	162,500	54%	87,750	61,425	30.4	1,867.32	56,940	93	52,954	\$ 0.035
2033	162,500	51%	82,875	58,013	30.4	1,763.58	56,940	92.5	52,670	\$ 0.033
2034	162,500	48%	78,000	54,600	30.4	1,659.84	56,940	92	52,385	\$ 0.032
2035	162,500	44%	71,500	50,050	30.4	1,521.52	56,940	91.5	52,100	\$ 0.029
2036	162,500	40%	65,000	45,500	30.4	1,383.20	56,940	91	51,815	\$ 0.027
2037	162,500	30%	48,750	34,125	30.4	1,037.40	56,940	90.5	51,531	\$ 0.020

Example: 2018 162,500 X .97= 157,625 X .7 = 110,338 X mill rate = tax dollar

Room 1A



Planning and Development Committee

March 16, 2018

The Connecticut Conference of Municipalities (CCM) is Connecticut's statewide association of towns and cities and the voice of local government - your partners in governing Connecticut. Our members represent over 96% of Connecticut's population. We appreciate the opportunity to testify on bills of interest to towns and cities.

SB 420 "An Act Repealing the Commercial Solar Tax Exemption."

CCM opposed SB 420 as currently drafted.

CCM would ask the Committee to **amend SB 420** to, (1) require a report be generated by the Office of Legislative Research regarding the legislative intent of current statutory language in CGS 12-81(57), and (2) to create a working group of stakeholders, which should include municipal assessors and chief executive officers, to provide suggested amendments to the statute on how to more clearly outline how the exemption should apply. See below for specific points of clarification needed:

- *It is unclear what solar electric systems are qualified for the exemption. CGS 12-81(57) does not distinguish between installation of a solar energy system on a 1 - 4 family or farm property and use of the solar electricity generated by a 1-4 family residence or farm. All of these systems have interconnections with the grid; the energy produced on site could be used on or off site. With virtual metering, the property owner gets credits for the energy produced by the system which can be used at a different time than when it is produced.*
- *The existing statute only partly addressed calculation of the exempted value for Class 1 renewable energy. In 12-57(A)(iii), the exemption for geothermal and solar thermal systems is made on the real property and is calculated as the market value premium paid for having the solar energy source. There is no discussion of how the exemption for solar electricity generation systems should be calculated. For real estate with leased solar systems, there is no value accruing to the value of the real property after the installation of the leased solar system. Any benefit from the assignment of the lease agreement is not an interest in real property. Since there is scant market evidence of premiums being paid for properties with owned solar systems, the property owner who purchases a system for his or her house essentially gets no exemption. He or she also does not get taxed separately on the solar electric systems. Lessors, however, receive personal property exemptions based on the cost of the asset, regardless of its impact on property values. So people who own solar systems are subsidizing persons in their own town who lease them.*

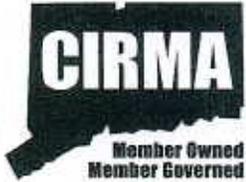
- *Other assets that are leased are taxable to the lessor:* propane gas tanks, cable modems, trash receptacles and water filtration systems are some examples. The lessee pays for use of this asset through its lease rate, which includes personal property tax. If the intent is to treat leased solar systems like leased propane tanks and satellite dishes, a subsection (iv) could indicate that the value of leased systems is based on the depreciated cost of personal property. If the intent is to value leased solar systems the same as owned ones, (i) solar power should be added to (ii) + (iii) as being exempted to the extent the real estate value increases above a non-solar system.
- Regarding CGS 12-57(F): *For solar projects with PURA-approved Power Purchase Agreements (PPA), why does 12-57(F) expressly permit abatement/exemption only by local ordinance? Were they not exempted before? If there are any properties with leased systems not subject to PPAs, does that mean the systems are taxable to the lessor? PURA approved PPAs can be used to meet Renewable Portfolio Standards. The addition of this section clarified that exemption eligibility of solar energy systems subject to PPAs is only granted by local ordinance.*
- *There is ambiguity regarding the term Power Purchase Agreement.* The term is used to describe the leasing arrangement, it is also used to describe the PURA approved PPAs that involve energy transmission companies. Based on a review of PURA filings, the CT Green Bank has PURA-approved PPAs. It is not clear to assessors that other leasing companies have PURA-approved PPAs, nor do they have the expertise to wade through the PURA rulings. In essence, these leasing companies are operating distributed electric generation systems but are not paying taxes as other suppliers are.

In conclusion and based on, but not limited to, the aforementioned points, CCM urges the Committee to **amend SB 420** to, (1) require a report be generated by the Office of Legislative Research regarding the legislative intent of current statutory language in CGS 12-81(57), and (2) to create a working group of stakeholders, which should include municipal assessors and chief executive officers, to provide suggested amendments to the statute on how to more clearly outline how the exemption should apply.

Clarifying the statute to more narrowly define what and in what cases solar systems are property tax exempt will not only help to make more clear the execution of the statute by municipal assessors but it will also provide consistency and efficiency for the solar companies who do business within our communities.

★★★★

If you have any questions, please contact Donna Hamzy, Advocacy Manager of CCM at dhamzy@ccm-ct.org or (203) 843-0705.



**CONNECTICUT
INTERLOCAL
RISK
MANAGEMENT
AGENCY**

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www.CIRMA.org

March 16, 2018

Mr. Mark Walter
Town Administrator
Town of Columbia
323 Jonathan Trumbull Hwy, Rte 87
Columbia, CT 06237

Re: CIRMA Liability-Auto-Property and Workers' Compensation
2018-19 Budget Indications

Dear Mr. Walter:

We are pleased to provide the budget indication estimate for the Town of Columbia and Columbia Board of Education's Liability-Auto-Property and Workers' Compensation renewals.

The Town of Columbia and Columbia Board of Education is entering the 3rd year of CIRMA's highly successful LAP Budget Stabilization Program. This letter confirms that your rate will not exceed what is stated below for your July 1, 2018 -2019 Liability-Auto-Property renewal:

LAP Rate Increase*: 0%

The Workers' Compensation estimate is based on CIRMA's Workers' Compensation pool's aggregate rate need as determined by actuarial review and approved by CIRMA's Board of Directors, as well as the individual loss experience of each member. This letter confirms that your rate will not exceed what is stated below for your July 1, 2018-19 Workers' Compensation renewal:

WC Rate Increase*: 0%

*In addition to exposure changes and payroll audit (for Workers' Compensation only). We will be requesting exposure updates from you in the near future.

Please note your Workers' Compensation premium includes a package credit due to placing both your Liability-Auto-Property coverage and Workers' Compensation coverage through CIRMA.

We thank you for your continued membership in CIRMA and look forward to working with you during the 2018-19 policy year.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Carol Fitzsimons, CPCU
Senior Underwriter
(203) 946-3784
cfitzsimons@ccm-ct.org

cc: Beverly Ciurylo, Finance Director



TOWN OF COLUMBIA

323 Jonathan Trumbull Highway, Columbia, CT 06237
(860) 228-0110 FAX: (860) 228-1952

OFFICE OF THE FIRST SELECTMAN

March 13, 2018

Mr. James Blair
17 Columbia Landing
Columbia, CT 06237

RE: Help During Storm Elsa

Dear Jim,

On behalf of the Town of Columbia, I would like to personally thank you for stepping in and helping out some of our residents that needed assistance during Storm Elsa and please extend my thanks to anyone else who may have participated in helping our residents. It is during these difficult times that we realize what a caring community we live in.

Sincerely,

Steven M. Everett
First Selectman

s:\selectman\mark walter\correspondence\blairjimthankyouletter_stormelsa 3.13.18.doc

Steven M. Everett, *First Selectman*

Town of Columbia
Budget Transfer Request
 FY: 2017-2018

DATE:
 03/06/2018

Budget Transfer # 2018-022

TO: Board of Selectmen

FROM: Town Clerk 134
(Department Name) (Dept. No.)

SUBJECT: REQUEST FOR TRANSFER OF FUNDS

I hereby request the following transfer of funds by Budget line:

In-Budget (up to \$500) From Contingency (requires FIPAC)
 In-Budget (\$501 - \$10,000 requires FIPAC) Town Meeting

Amount <small>(whole dollars only)</small>	From A/C#	Description	To A/C #	Description
\$150.00	10-4134-710	Professional Improvement	10-4134-750	Conference/ Seminar

REASON:

The Town Clerk requested additional funds of \$150 for staff to attend a conference. The funds will be moved from professional improvements.

Signature of Finance Director: _____

Date: _____

Date of BOS Meeting: 03/16/2018	Refer to FIPAC <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<input type="checkbox"/> Approved by the Board of Selectmen	<input type="checkbox"/> Not Approved
First Selectman Signature: _____	Date: _____

Date of FIPAC Meeting:	
<input type="checkbox"/> Approved by FIPAC	<input type="checkbox"/> Not Approved
FIPAC Chairman Signature: _____ N/A _____	Date: _____